

RESOLUTION NO. 2026-093

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
KING SOOPERS GROCERY STORE AND FUELING STATION WITHIN
THE DAWSON TRAILS PLANNED DEVELOPMENT
(Dawson Trails Filing No. 2, Planning Area E2)**

WHEREAS, ACM Dawson Trails VIII JV LLC, has requested approval of a site development plan (the “Site Development Plan”) for a King Soopers grocery store and fueling station within the Dawson Trails Planned Development (the “Project”); and

WHEREAS, the Project is located on approximately 12.1 acres of property located southwest of the intersection of Dawson Trails Boulevard and Gambel Ridge Boulevard, which property is within Planning Area E2 as shown on the Dawson Trails Planned Development Plan; and

WHEREAS, the uses associated with the Project are uses that are permitted by right in Planning Area E2 pursuant to the Dawson Trails Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on August 13, 2026, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Dawson Trails Planned Development Plan and the Dawson Trails Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;
- (iv) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and
- (v) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED this 18th day of August, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services